



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

**23 Frobisher Road, Neston**

## Frobisher Road, Neston, Cheshire CH64 9SY

£200,000

4 Bedroom 2 Reception 2 Bathroom C

**\*\*Attention Investors & First Time Buyers - FOUR BED, TWO BATHROOMS - Close To Amenities - A Must View Property\*\***

Hewitt Adams are delighted to offer to the market this absolutely stunning FOUR bedroom, extended semi-detached house on Frobisher Road. A short walk/drive from excellent local amenities, good transport links and catchment for highly acclaimed schools. The property has undergone an impressive scheme of improvements, including an extension, and has been maintained to the highest of standards by the current owners. Further boasting gas central heating and double glazing throughout.

In brief the spacious accommodation comprises; Entrance hallway, kitchen/diner, porch, lounge, master bedroom and a beautifully fitted shower room. To the first floor there are three further bedrooms and a stunning family bathroom.

Externally, to the front of the property there is unrestricted on street parking, a low level brick wall boundary, a tarmac section, access to the rear. The rear garden is low maintenance with Indian stone beautifully laid, fenced boundaries, a large timber built garden room with lighting and power and is currently in use as a study.

The property would also be ideal for investors looking to accommodate Leahurst students.

\*Viewing is essential to fully appreciate everything this property has to offer, please call to arrange your viewing\*

**Porch**

18'0" x 6'1" (5.50 x 1.86 )

Composite Rock front door to entrance hallway, oak and glass staircase to first floor, central heating radiator, storage cupboard, doors leading to

**Hallway**

9'1" x 4'11" (2.79 x 1.51 )

Central heating radiator, window to side elevation, storage cupboard housing wall mounted combination boiler, opening to kitchen;

**Kitchen/Diner**

14'2" x 11'3" (4.32 x 3.43 )

A spacious kitchen comprising a range of well appointed wall and base units with roll top work surfaces incorporating sink and drainer with mixer tap, integrated appliances includes; dishwasher, fridge, double oven, microwave, space and plumbing for washing machine and tumble dryer, tiled splash back, window to front aspect.

**Inner Hall**

Central heating radiator, door leading to rear garden.

**Lounge**

13'9" x 10'5" (4.20 x 3.20 )

Window to side elevation, central heating radiator, electric fire with feature surround.

**Master Bedroom**

12'0" x 10'9" (3.66 x 3.29 )

Window to rear aspect, central heating radiator, fitted wardrobes.

**Shower Room**

11'7" x 4'1" (3.55 x 1.27 )

A beautifully fitted fully tiled shower room comprising; WC, wash hand basin with vanity unit, heated towel radiator, large walk in shower with thermostatic rainfall shower.

**Landing**

Loft access hatch, storage cupboard, oak doors leading to;

**Bedroom 2**

11'5" x 10'0" (3.48 x 3.05 )

Window to rear aspect, central heating radiator, fitted wardrobes.

**Bedroom 3**

10'6" x 9'10" ( 3.22 x 3.00 )

Window to front aspect, central heating radiator, fitted wardrobes.

**Bedroom 4**

10'0" x 6'9" (3.05 x 2.08 )

Window to rear aspect, central heating radiator

**Bathroom**

A beautifully refitted bathroom with grey tiles, WC, wash hand basin with vanity unit and mixer tap, P-shape bath with mixer tap and thermostatic shower over, window to front aspect, heated towel radiator.

**Garden Room**

Currently in use as a study, accessed via french doors, lighting and power.

